

Vance Park

Vance Park

Vance Pit

182nd Ave

190th Ave

Community Vision
Gresham, Oregon | July 2017

Regional Context

Vance Park lies in the heart of the Rockwood Neighborhood, one of the youngest and most diverse communities in the Portland metro region.

This project was initiated to address the community's desire for improvements to Vance Park. The adjacent former gravel quarry, Vance Pit, was included in the study because of its proximity to the park and the likelihood that it will redevelop within the next 20 years. Based on environmental assessments, improvements to the Vance Pit site may require legacy contamination issues to be addressed.

Vance Park is well-utilized by the surrounding community and serves an important role in neighborhood connectivity. Within a 10-minute walk of the park there are 8,100 residents, 960 jobs and 10 transit stops and a station for the MAX, the region's light rail system.

70 languages spoken in the home

46% of the population Latino/Hispanic or other race

6th highest density of people of color in the Portland metro region

16,456 population of Rockwood Town Center

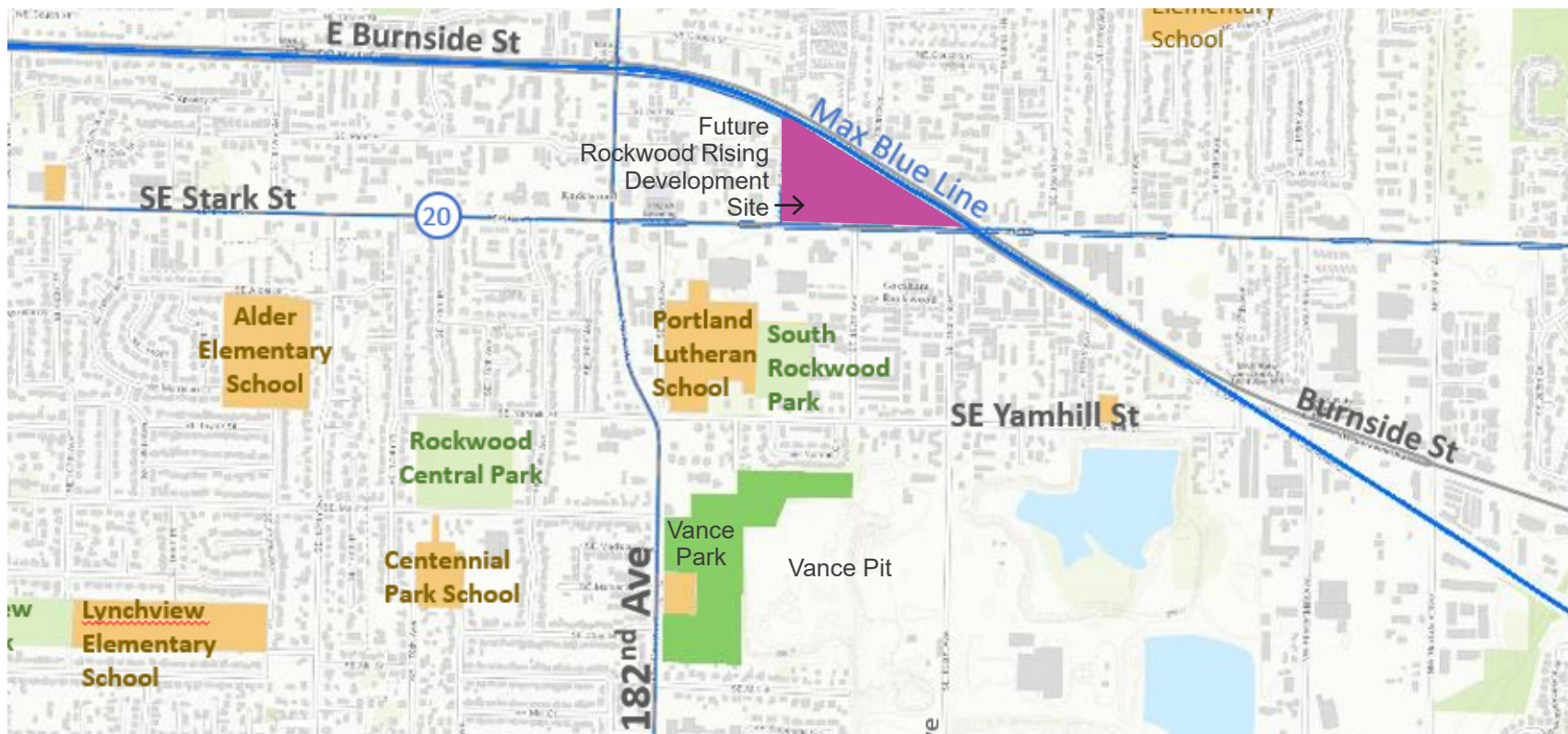
Regional Context

Vance Park includes 16 acres of open lawn and wooded areas. The park is a regional destination for frisbee golf. It is one of only a handful of locations in the region with public year-round frisbee golf facilities. Park features include a futsal court, a playground, community garden, and a baseball field.

Four schools are located within three quarters of a mile of Vance Park. Alder and Lynchview are elementary schools.

Portland Lutheran school serves students pre-kindergarten through grade 12, and Centennial Park school serves middle school and high school students.

The planned 5.5 acre Rockwood Rising development, located a half mile north of the park, will contribute a market hall and an additional 90 new workforce housing units as well as over 400 new employment opportunities.

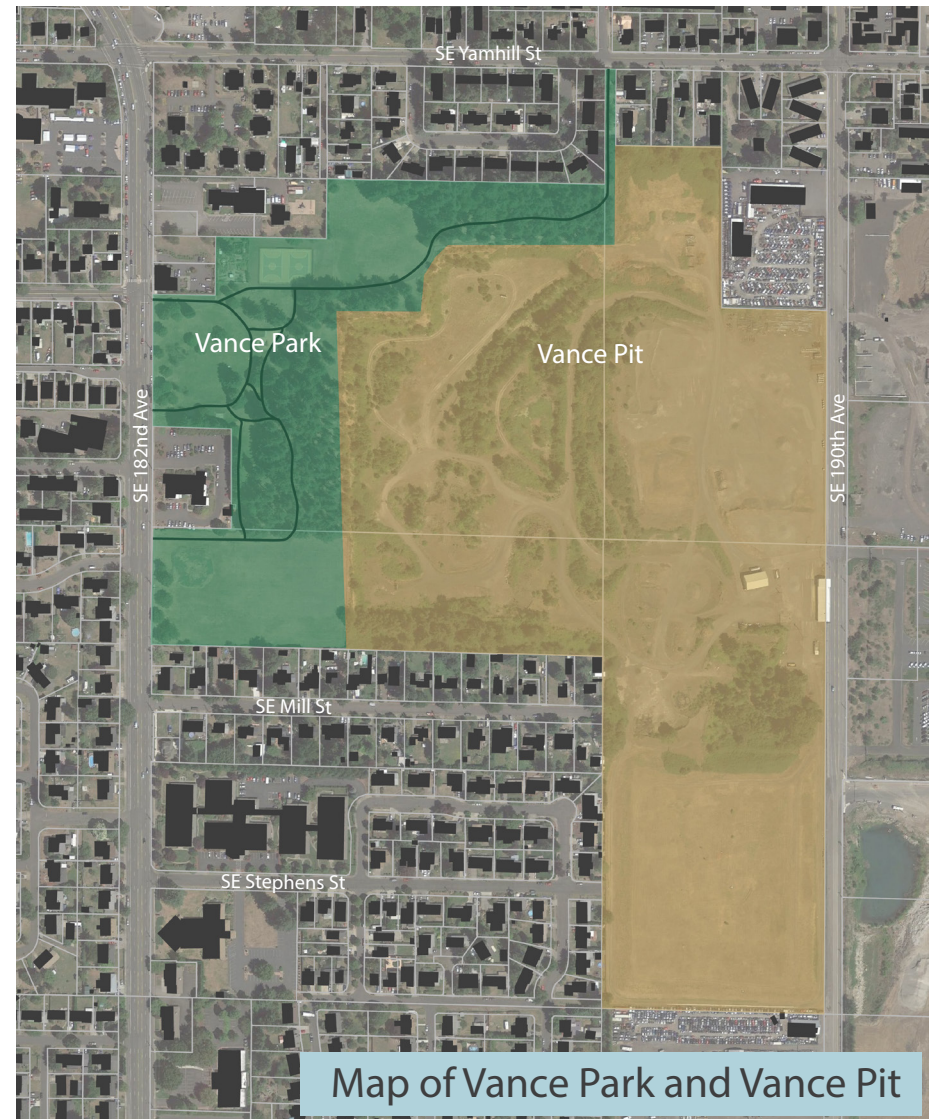


Regional Context Map

Existing Site

Vance Park and the adjacent former gravel quarry — located directly east of the park and known as Vance Pit — are owned by Multnomah County. This planning process explored the idea of repurposing Vance Pit as an extension of Vance Park. The history of Vance Pit includes use as a quarry and landfill, which may have affected the soil and groundwater in Vance Pit and the surrounding area.

Developing a community vision for Vance Park and beginning the conversation regarding reusing Vance Pit are the first steps in the larger brownfield redevelopment process. Vance Pit is a suspected brownfield site. While Vance Park is not a brownfield site, its proximity and shared border with Vance Pit provides a unique opportunity for interaction between the two sites. If and when Vance Pit is repurposed, these factors provide the potential to create a space that is a regional destination and a source of community pride.



Map of Vance Park and Vance Pit

Existing Site



Playground



Futsal Courts



Pathway



Disc golf basket

Vision

In the spring of 2017, the two community workshops were held to gather input on community needs and desires related to Vance Park. Outreach for the workshops was conducted by the Rockwood Community Development Center. The workshops included a presentation and an interactive map-based planning exercise.

Rockwood residents provided a variety of creative ideas on how Vance Park and Vance Pit could be utilized in the future. The input gathered centered on the importance of enhancing the existing spaces within Vance Park with particular interest in the following:

1. Improved pathways
2. Increased safety
3. Additional lighting
4. Additional seating
5. Additional shelters
6. Additional picnic areas
7. Improved maintenance
8. Enhanced of play spaces
9. Additional parking

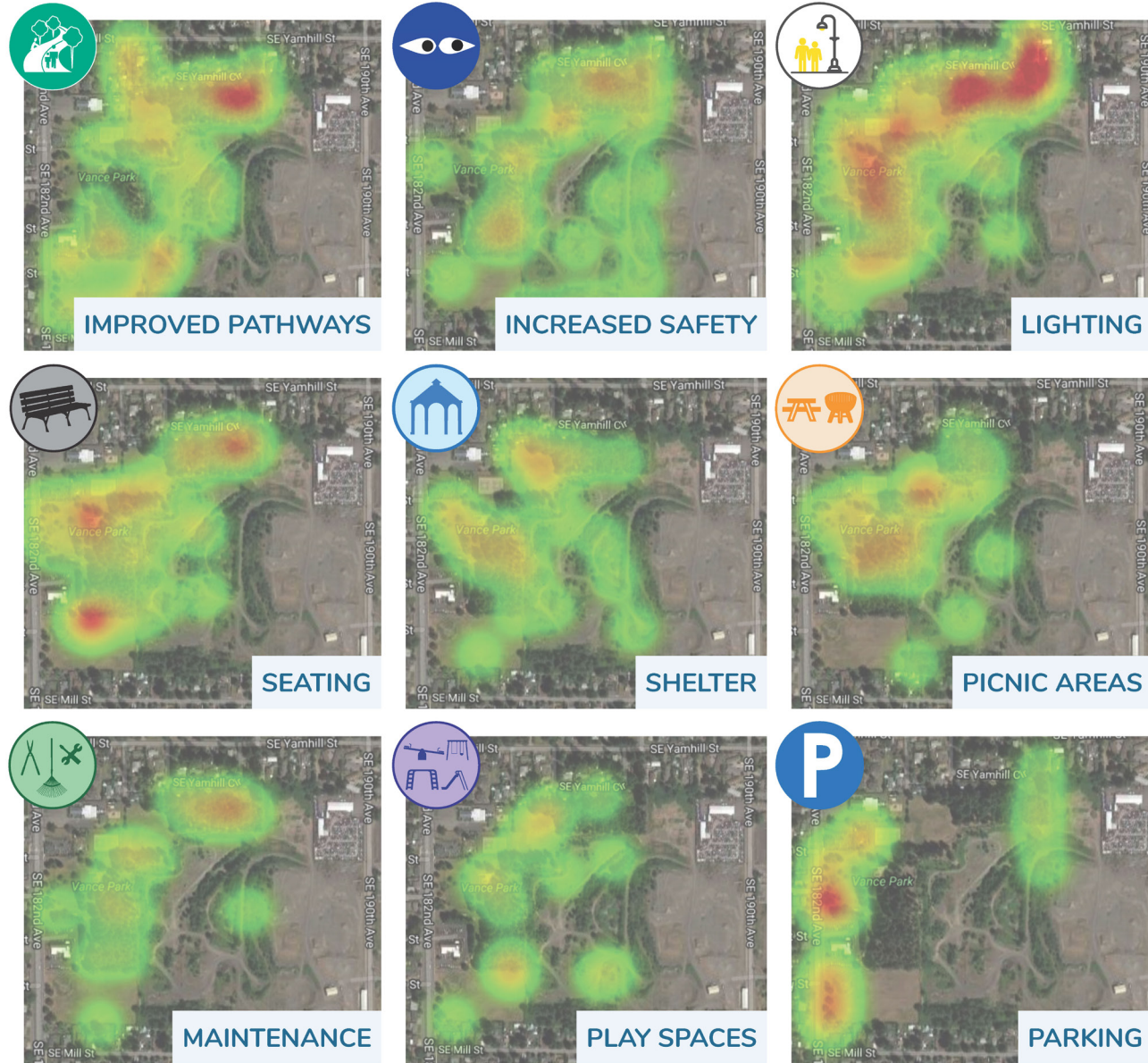


Community Workshops

Vision

Using feedback generated from the community workshops, a series of “heat maps” were created to illustrate where neighbors desire specific amenities. Red reflects areas where more participants expressed interest and green reflects areas where fewer people expressed interest.

The most commonly desired improvements were increased additional lighting (particularly in the NE region of the park), additional seating, improved pathways and additional parking.



Heat maps illustrating feedback from public workshops

Vision



Vision



Community Feedback

Based on the feedback received from the community workshop, alternative scenario designs were developed. The designs were featured on posters at a community open house event in conjunction with the Rockwood neighborhood's street fair, Rock the Block, in June, 2017. The posters from the event are located in the appendix of this report.

Open house community input was collected via a dot sticker exercise and conversations with neighbors who viewed the posters and stopped by the booth to learn more about the alternative concepts. The concept diagram on the following page reflects the community vision developed as the result of the feedback received through the community workshops and open house.

The improvements illustrated in the concept diagram are potential solutions to community-identified challenges.

Improving safety, particularly in the northeast part of the park

Feature improvement recommendations include:

- Lighting along pathways
- Clearing of brush, particularly in the northeast area of the park
- Improved pathways
- Extension of 187th St to allow limited parking within the northeast portion of the park

Enhancing opportunities for passive enjoyment of the park

Feature improvement recommendations include:

- Additional seating, particularly near the playground
- Addition of an off-leash dog park, extending both in an open area and a densely forested section of the park
- Viewpoints overlooking Vance Park
- Pond within Vance Pit
- Consider removal of fences around Park Ave Cafe and Ascension Lutheran Church
- Park pavilions for gatherings and special events

Enhancing opportunities for active enjoyment of the park

Feature improvement recommendations include:

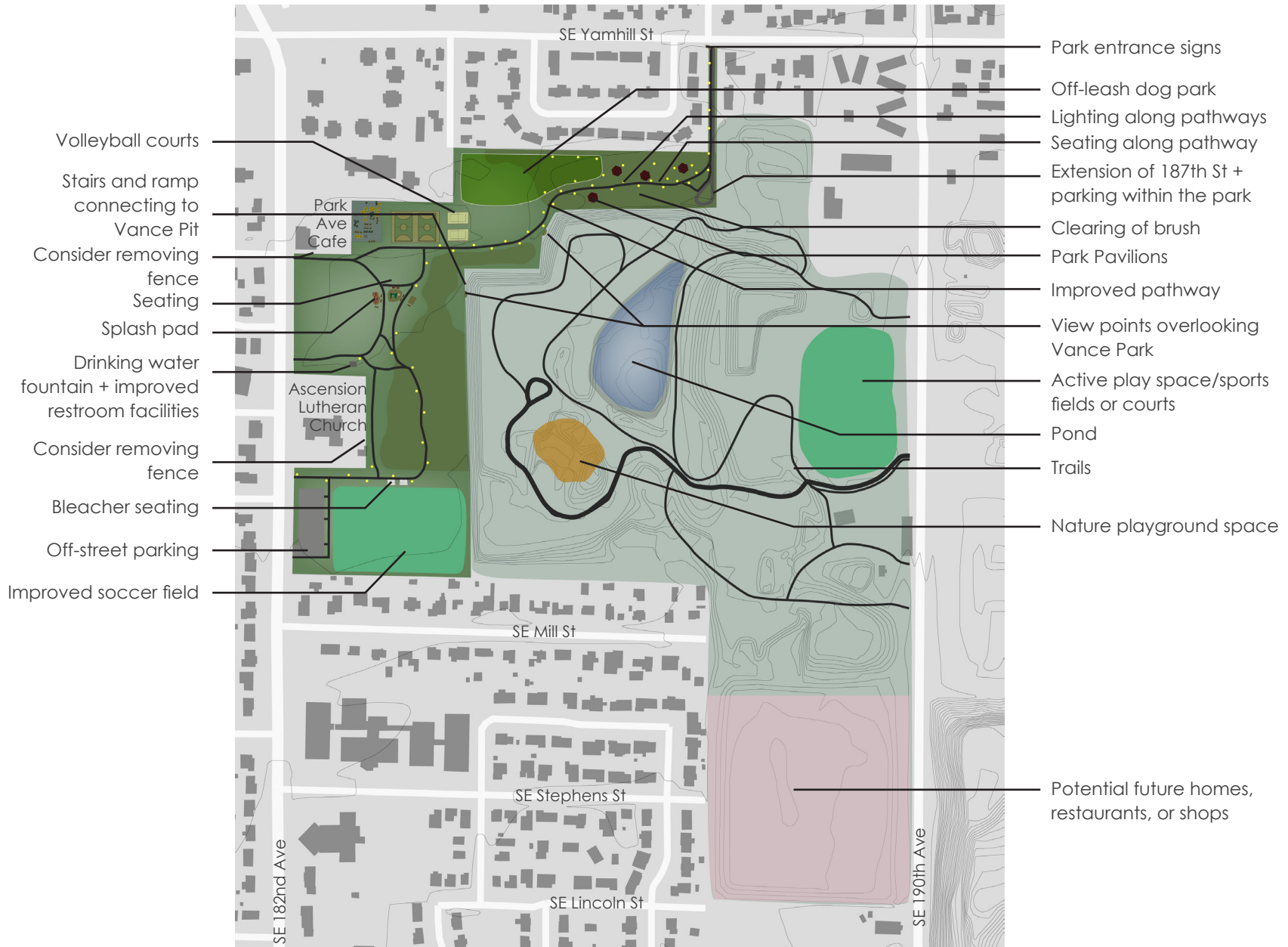
for Vance Park:

- Playground splash pad
- Stairs and ramp connecting Vance Park to Vance Pit
- Volleyball courts

for Vance Pit:

- Active play space/sports fields or courts
- Nature playground
- New trails

Concept Diagram



Vance Park and Vance Pit Concept Diagram

Next Steps

Several next steps related to public improvements within Vance Park and the brownfield redevelopment process for Vance Pit have been identified.

1. Reach out to potential partners, including:
 - Elected officials
 - Multnomah County and City of Gresham staff
 - Environmental Protection Agency staff and Department of Environmental Quality staff
 - Neighbors, stakeholders and champions in the community
2. Conduct an environmental history review of Vance Pit
 - Review previous studies
 - Interview current and past occupants, operators and owners
 - Interview Multnomah County and City of Gresham staff and neighbors
3. Assess the level of contamination on the Vance Pit site
 - Phase 1 environmental site assessment
 - Phase 2 environmental site assessment
4. Develop a menu of suitable uses for Vance Pit based on the environmental review
 - Define the allowed uses for Vance Pit
 - Determine market conditions
 - Refine the assessment of the community's needs
 - Analyze the options available to determine a menu of appropriate end uses for different areas of the site
 - Work closely with Multnomah County and City of Gresham to address permitting and policy considerations
5. Evaluate the cleanup options for Vance Pit
 - Investigate the cleanup technology available
 - Develop a site remediation plan
6. Develop a comprehensive community outreach strategy
 - Include additional community outreach to reach stakeholders from underrepresented communities including African American, Hispanic/Latino neighbors
 - Identify leaders to serve on a community advisory committee. These community representatives will provide guidance

Next Steps

during the development of a refined plan for improvements to Vance Park and reuse of Vance Pit

- Identify additional community members to champion planning and construction of improvements in Vance Park and Vance Pit
- Provide opportunities for ancillary programs such as park beautification, education and opportunities to partner with existing volunteer programs
- Solicit participation from community members for the construction of park improvements

7. Refine the design concept for Vance Park and Vance Pit

- Develop and refine design alternatives based on comprehensive community outreach and the results of the environmental review of Vance Pit
- Develop detailed, illustrated site plans
- Create cost estimates for improvements
- Identify and evaluate funding options for implementation

8. Identify and obtain technical assistance, grant

and financial resources for planning, assessment, cleanup and redevelopment activities. Possible sources include:

- Federal and state technical assistance and grant sources for brownfield assessment and cleanup: EPA Brownfields Assessment, Revolving Loan Fund, and Cleanup (ARC) grants; Department of Environmental Quality (DEQ) Site Specific Assessments; Oregon Business Development Department Brownfields Redevelopment Fund
- State resources for open space: Oregon Parks and Recreation Department
- Other funding available for affordable housing, redevelopment planning, community outreach and industrial land development

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Appendix

Open House Posters



Rockwood Neighborhood Rock the Block street fair event, June 2017

Open House Photos

Which PARK CONCEPT do you prefer?

↓ VOTE ↓

Concept 1: Basic Park Upgrades and Safety Improvements

1. Park entrance signs
2. Extension of 187th Street and parking within the park
3. Clearing of brush and maintenance
4. Improved pathway
5. Lighting along all pathways
6. Additional seating
7. Splash pad
8. Drinking water fountain
9. Improved bathroom facilities
10. Bleacher seating

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Concept 2: Concept 1 + More Passive Uses

1. Seating along pathway
2. Additional community garden space
3. View points overlooking Vance Pit
4. Improved fencing
5. Additional bleacher seating

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Concept 3 - Even More Active Uses

1. Park pavilions
2. Off-leash dog park
3. View points overlooking Vance Pit
4. Volleyball Courts
5. Add stairs and ramp to connect to Vance Pit
6. Consider removing fences around Park Place Coffee building and Ascension Lutheran Church building
7. Improved soccer field
8. New Parking Lot

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Which VANCE PIT CONCEPT do you prefer?

↓ VOTE ↓

Concept 1 - Passive Uses

1. Hiking trails
2. Stair and ramp access from Vance Park
3. Pond
4. Parking on 190th Avenue

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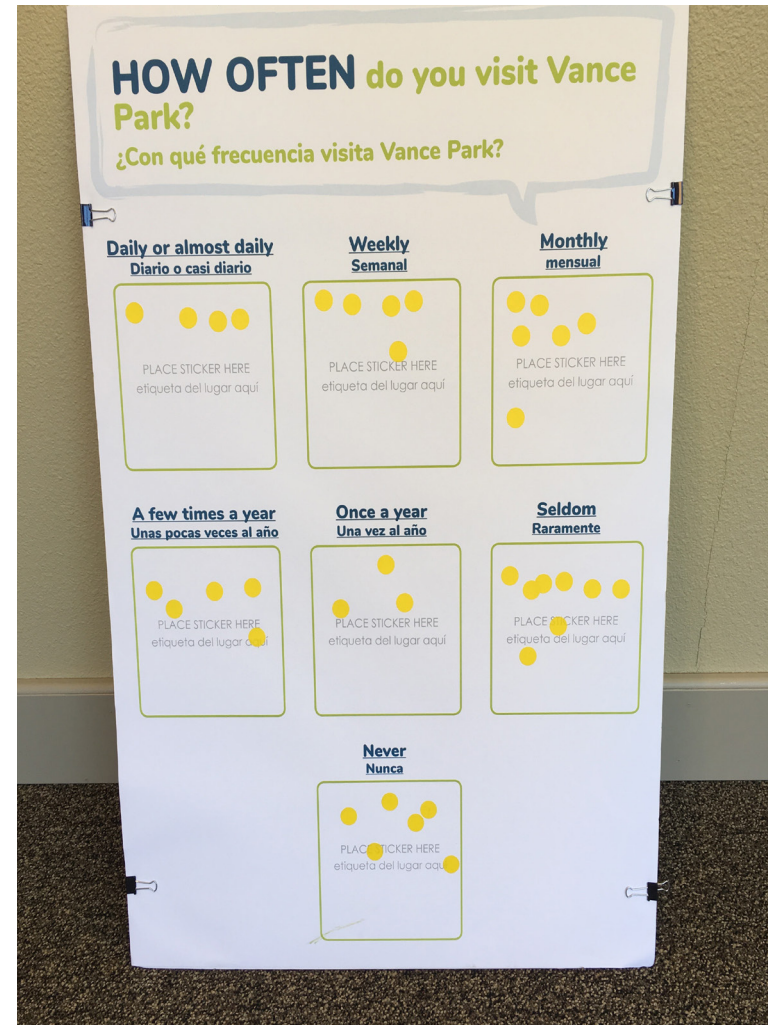
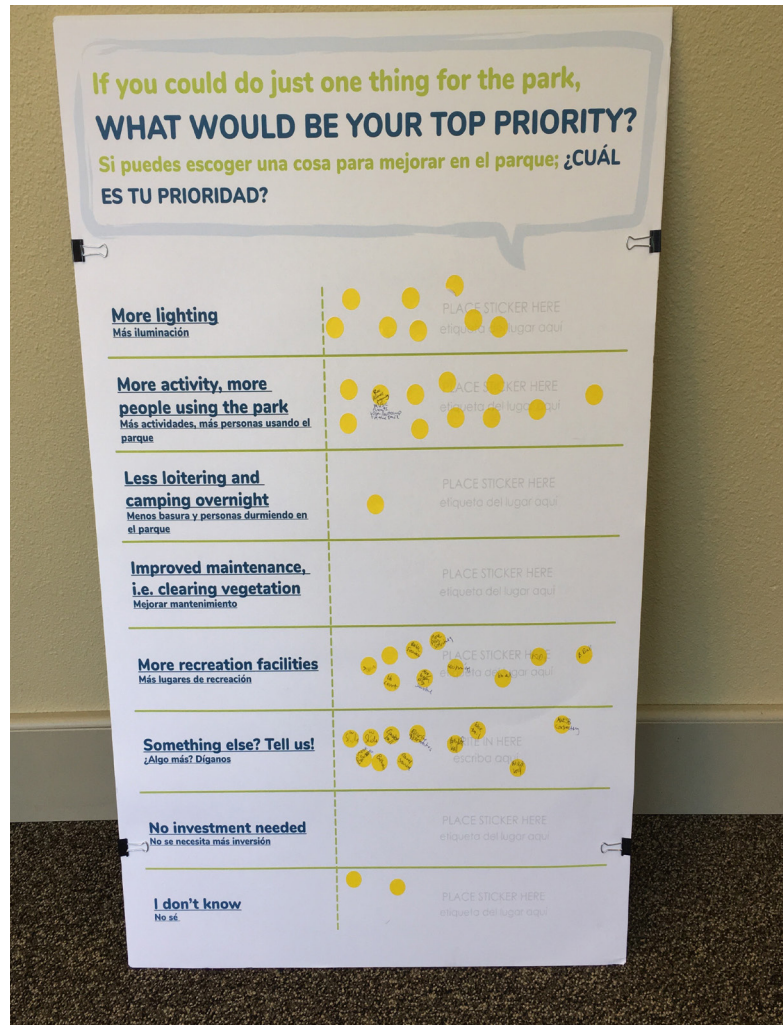
Concept 2: Active Uses

1. Hiking Trails
2. Stair and ramp access from Vance Park
3. Soccer Field
4. Playground
5. Roadway access into the park to playground
6. Parking area
7. Potential future homes, restaurants, or shops

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Open House posters with community voting from the Rock the Block street fair event, June 2017

Open House Posters



Open House posters with community voting from the Rock the Block street fair event, June 2017

Community Comments

- Entrance dangerous and dark
- Need sign at Yamhill entrance
- More lights and seating at north/east forested area
- Need water feature near playground
- Would like to have more seating around playground
- More parking
- Forested area should be flatter (bumpy path)
- Would like to have soccer field in southern open space
- It would be great to have a playground in southern area
- Track field in open space east of the futsal courts. (keep in mind it is also a frisbee golf area. Track field would get in the way of frisbee. Whether that's a good thing or bad thing is for the community members to discern)
- More lights next to existing paths
- More seating along existing paths
- Need a crosswalk on 182nd across the southern path entrance to the park (just south of the Lutheran Church)
- More bathrooms/improve current bathroom close to playground (there is currently only one stall/toilet that is usually closed)
- Soccer field on the large southern open space
- More lighting in 'sketchy' area to feel safer. Participants said that there are homeless people frequenting that area of the park day and night
- More activities for the kids
- More tables
- Everyone does not go around the park to go from one side to the other, they walk through park
- Blue lake is another nearby lake that they often use. Much bigger, has a big lake, its close to Columbia river, generally more attractive. One of the reasons they usually always go to that park for their big picnic events is because there is parking. Vance park has no parking. They feel that more parking will enable more to access the park.
- Generally needs more shelter

Community Comments

- There was a request to designate an 'off-leash' dog area. The woman complained that dogs are always off-leash in the park and she does not feel safe. She mentioned that older folks often walked across the park, but since dogs began running around off-leash, they do not feel safe attending the park anymore. Would rather have a designated area for off-leash and the rest of the park is for leashed dogs only
- More flowers, community garden is the only place with nice flowers, expand that aesthetic to the rest of the park
- We need a water fountain
- Maintenance: sometimes swings are broken and stay broken for a while
- More parking! Parking lot where the community garden is or from 190th (assuming that Vance Pit will be open connected to the park)
- Big pond with benches around
- Quarry – provide seating and picnic areas about the trails that exist within the quarry
- Create a path loop that passes through the southern portion of park, along the quarry/ Vance park east boundary lines (maybe bleed into the Quarry once/if it opens) and back through the central park area.
- Lighting around open space east of futsal court
- Expand playground
- Terrible bathroom next to Lutheran church needs an upgrade
- Drinking fountains!
- Remove baseball diamond to have big soccer field
- No more disc golf! Dangerous for people walking around and trying to enjoy the park. Other park in the area (can't remember the name) also has disc golf and argue that there are enough disc golf courses in the area.
- \$3 parking to help fund the redevelopment and maintenance of the quarry
- Access gate from Home of God, have an entrance on the eastern side of the church property into the park
- More picnic tables
- Community enjoys volleyball, court in the main open space area (in between coffee place and Lutheran church)

Community Comments

- Trim down trees? Suspicious activity in forested areas.
- Parking is an issue. Need more parking with parking lot in southwest open space area. Okay for church members but not for other community residents
- Soccer field in south open space area
- Emergency stations around the park (911 poles)
- Volleyball courts
- Have an extra entrance from Yamhill
- Bike path recommended for quarry area
- Outside gym with different stations near the forested portion of the park just east of the playground
- Water fountain for summer use
- Gate to church from existing path on northern end with lights (which would maybe mean creating a path going through the open space area just east of the futsal courts).
- Fence upgrade that splits quarry and park (higher and sturdier)
- More picnic areas perhaps in shaded areas
- Use quarry for water slides? Running track?
- Want park to be open in the evening, especially when services are going on
- Entrance to go to church – lots of trash along path, needs cleanup and lighting
- Only one bathroom often closed
- More security at Yamhill entrance
- More frisbee areas
- Participants offered to do community clean-up
- They visit the park almost every day with kids
- Use natural existing elements (rocks, boulders..) for art, interactive furniture potentially made by community!
- Need entrance sign into park from Yamhill entrance
- Need more places to sit
- Lighting in forested areas
- Water features
- Thinning of trees



Vance Park

Community Vision

“Vision-to-Action” is a process designed to inspire community members to: (1) visualize what they value about the place they live and/or visualize how they would like their community to change and (2) translate their visualizations into the actions needed to bring their visions into reality. It is funded by a grant from the U.S. Environmental Protection to the Center for Creative Land Recycling.